



**Property type :** Apartment

**Swimming pool :** No

**House area :** 110 m<sup>2</sup>

**Location :** Málaga

**Bedrooms :** 3

**Bathrooms :** 1

✓ close to shops

✓ near transport

✓ Lift

A spacious 3-bedroom apartment on the first floor of an elegant late 19th-century building, located in the cultural heart of Málaga's Centro Histórico, just a short walk from the Teatro Cervantes.

This property represents a unique opportunity, blending significant historical character with modern convenience. The apartment retains many of its original features, offering a tangible connection to its late 19th-century origins. Notable surviving elements include the traditional enclosed glass window terrace—a perfect space for enjoying the city ambiance—and the authentic ceramic tile flooring that runs through the residence.

A key modern upgrade is the installation of a new lift with secure, direct access into the apartment, a rare and highly practical feature for a historic building in this area.

The apartment is presented as a project requiring some renovation. This offers a superb opportunity for a new owner to sensitively restore its period details while creating a modern, personalized home tailored to their own taste.

This property is ideal for those who value authentic character and a central city lifestyle, providing the perfect foundation to create a truly special residence in one of Málaga's most sought-after locations.









